



Connells

Chestnut Court Guys Cliffe Avenue
Leamington Spa

Chestnut Court Guys Cliffe Avenue Leamington Spa CV32 6LY

for sale offers in excess of
£280,000



Property Description

Chestnut Court offers contemporary living within a modern, purpose-built development situated in the desirable Milverton area of Leamington Spa with fantastic views over Leamington Spa tennis courts and squash club. The property benefits from a boarded loft ideal for storage, an allocated off-road parking space, ample visitor parking, and access to well-maintained communal lawns and a patio area. Perfectly positioned in the north-west of Leamington Spa, it's just a short walk from the town centre and surrounded by a range of local amenities, shops, and public transport links.

This stylish apartment features a modern kitchen and bathroom, advanced multi-zone infrared heating, LED spotlights, and upgraded laminate flooring. The layout is spacious and well-designed, offering generous storage, two double bedrooms, and a bright, modern lounge. The sleek kitchen serves as a real highlight, while the bathroom has been finished to an exceptional standard-giving the entire home a premium and high-quality feel.

Communal Entrance

Well-maintained communal entrance with secure intercom system, stairs rising to the apartment which is situated on the second floor.

Entrance Hallway

Welcoming entrance hallway benefitting from a built in storage cupboard, wall-mounted glass infra-red (IR) heater, ceiling spotlights and access to the boarded loft via hatch and doors leading to the bedrooms, bathroom and lounge area.

Lounge/Diner

18' 4" x 9' 8" RHH (5.59m x 2.95m RHH)

Generously sized, light and airy lounge/diner consisting of laminate flooring, ceiling spotlights, two infrared heaters and two double glazed windows to front elevation with a door leading into the kitchen.

Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over and a dishwasher whilst providing space for a fridge/freezer. Having a breakfast bar, ceiling spotlights, laminate flooring and a double glazed window to side elevation and ceiling mounted IR heater.

Bedroom One

14' 8" max x 8' 9" max with RHH (4.47m max x 2.67m max with RHH)

Double bedroom with fitted wardrobes, ceiling mounted IR heater and a double glazed window to front elevation.

Bedroom Two

6' 9" max x 11' max (2.06m max x 3.35m max)

Double bedroom with fitted wardrobes, ceiling mounted IR heater and a velux window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, an extractor fan and a cupboard housing the hot water tank.

Communal Garden

Well maintained communal garden for the residents located at the back of the property.

Parking

There is allocated parking to the rear of the property.

Lease Information

The property is being sold with a share of the freehold. The lease length of 999 years from 1st January 1992. The property is subject to management costs to include an annual service charge of £1,500. Further information available upon request.

Seller's Comments

What drew me to the property, would be the fantastic location, close to local amenities, beautifully presented property with careful thought to the details and a quiet area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314728

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314728 - 0004